

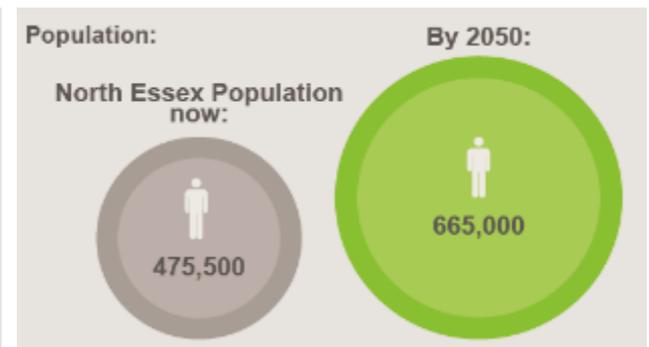
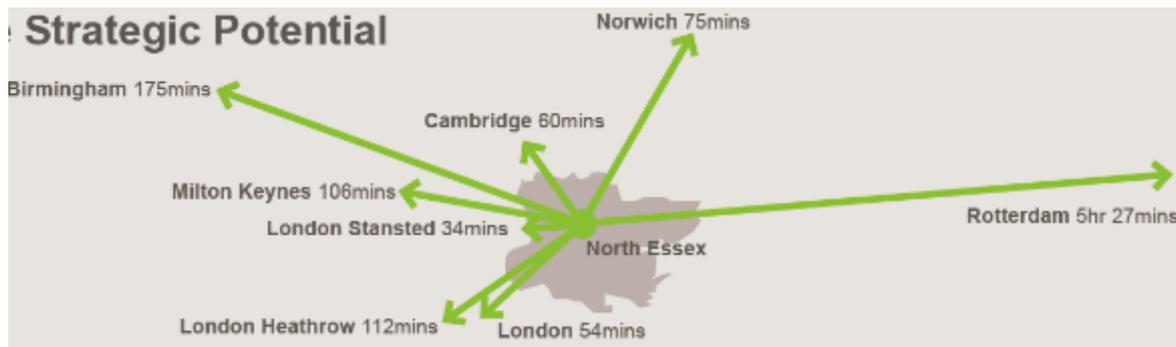
North Essex
Garden Communities



Richard Bayley - Group Managing Director

The North Essex Challenge

- A growing region, with good proximity to London – a place where people want to be, but with a character that needs to be protected
- High population growth predictions: North Essex population is to grow by 30% by 2039 over 2,000 homes per year
- Historic growth focussed on main urban centres – not a long term sustainable solution
- Need to deliver high quality places for future generations and tackle the issue of affordability



What is the North Essex Garden Communities Programme?

- Garden Communities strategy:
 - creation of 3 new Garden Communities across North Essex delivering around 43,000 new homes and around 43,000 new jobs
 - built to Garden Community principles as set out in NEGC Charter
 - infrastructure led approach to deliver around £2bn of local & social infrastructure by a public sector led delivery model
- Benefits of this strategy
 - Reduces number of piecemeal extensions to existing towns and villages
 - Opportunity to holistically plan new settlements over the long term, controlling design / speed of build / type of development
 - Plan for how people will work and live in the future implementing the latest and best practice technologies
 - Create a critical mass of new development to provide new and innovative infrastructure and employment opportunities

Place

Why Garden Communities?

Economy



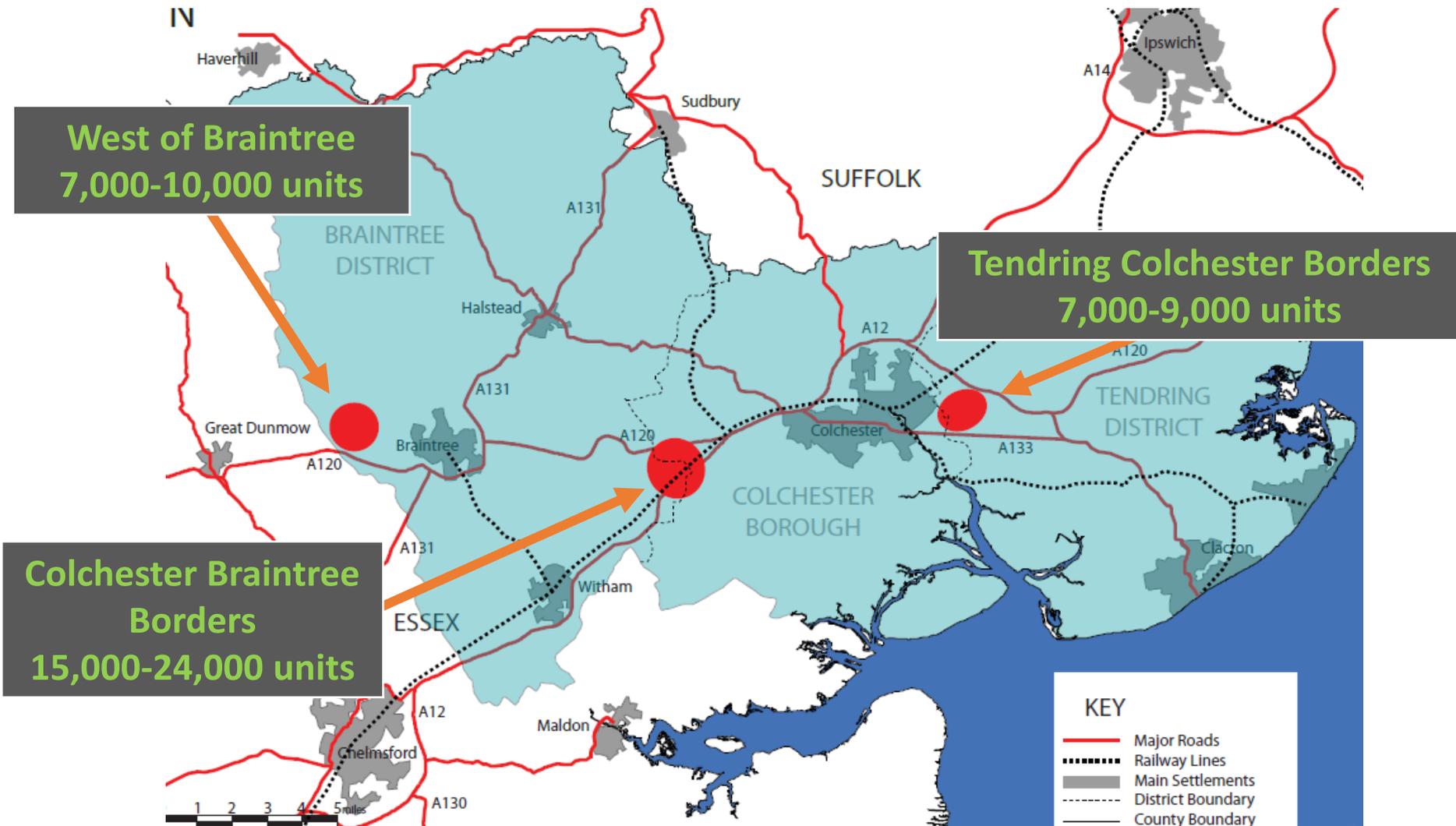
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Infrastructure

Community

Locations





North Essex Garden Communities Delivery

- The role of NEGC Ltd is to effectively be the Council's Developer, ensuring the developments advance together with infrastructure
- NEGC are currently undertaking the work any developer would be doing when approaching a large scale scheme ahead of getting on site to begin construction which is estimated to in the second half of 2022
- As the 'Master Developer' NEGC Ltd can:
 - Explore delivery models, including the potential creation of 'Locally Led Development Corporation' a mechanism which comes with planning and Compulsory Purchase powers
 - Ensure local and social infrastructure is delivered
 - Implement design excellence in the new communities
 - Embed the latest innovations and opportunities in construction – with a desire to be an exemplar for housing provision across the UK
 - Explore opportunities for local companies, trades and industries to influence and be part of the programme